

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 2/485 Melnourne Road, Newport

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$707,000

*House ☐

*Unit ☒

Suburb NEPORT

Period - From 30/3/2018

to 30/6/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1- 6/323 Williamstown Road, Yarraville	\$425,000	16/3/2018
2 – 4/168 Mason Street, Newport	\$487,000	26/5/2018
3 – 2/47 Wembley Avenue, Yarraville	\$402,000	26/3/2018